

110 TOWN OF LOS GATOS
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SUMMARY MINUTES OF A SPECIAL MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR FEBRUARY 15, 2006, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:30 P.M. by Chair Pacheco.

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, D. Michael Kane, Len Pacheco and Steve Rice
Members Absent: None
Staff Present: Sandy Baily, Associate Planner

ITEM 1: 100 CREFFIELD HEIGHTS

The Committee considered a request to remove this pre-1941 single family residence from the Town's Historic Resources Inventory. Pacheco moved to deny the request on the basis that the house has some historic significance and that the stucco and tile on the house is indicative of the neighborhood. Burch seconded, motion passed 4 to 0 with Kane abstaining. Appeal rights were cited. Committee recommended that if an addition was proposed, it should be in a Spanish Eclectic style.

ITEM 2: PRE-1941 DESIGN GUIDELINES

Cannon summarized the background for the creation of the draft workbook and the comments from the General Plan Committee. The following discussion ensued:

Pacheco - Architectural styles can be difficult since styles change. Style form and detail rather than architectural style is important. The Pre-1941 Design Guidelines should not compete with the Residential Design Guidelines. Don't want to end up with several different guidelines.

Kane - The workbook took about three hours to do. Great training exercise for himself. Terms were very helpful. Good for new Commissioners and Committee members. Visual numerical relationship of the words is helpful. Thought the distance was adequate to define a neighborhood. Creates a playing field so the applicant is clear on what the Town is expecting. Had trouble with the numbering system. Recommended to set it up more in the way one writes, from left to right. Recommended a study session on the final document and would like a shorter, one or two page checklist. Applicant needs to design with architectural integrity. Encourage diversity of architectural style. Models should be encouraged. Visual aids are very important. Wants a common page of reference with realtors, developers and so on.

Cannon - Basic design principals are needed and guidelines need to allow flexibility.

Cowan - Concerned about limitation of neighborhood. The workbook is a great tool to look at compatibility. Had difficulty filling out the workbook. Need to increase geographical scope of

neighborhood. Hierarchy of items is important. Excellence in architecture is more important than compatibility with the neighborhood.

Burch - Workbook will help speed up process if it is paid attention to. Checklist will help new Committee members. It is a good tool.

Cannon - Discussed bibliography to assistant applicant for architectural integrity.

Kane - Questioned if anything was not included in the checklist. Micro details should be handled by staff, not in the workbook.

Cowan - Rock walls were an important feature for the test site, which was not in the workbook.

Pacheco - Precludes contemporary architecture from the streetscape. This type of architecture can work, it depends on its mass and how it relates to the neighborhood. May not work in Town.

Rice - Value of workbook is more important for the applicant than the Committee. However, the workbook was helpful to the Committee. The use of the workbook will be staff driven. Tremendous value to give the applicant a context of what the Town is going to look at.

Pacheco - Enough guidance needs to be given to the applicant to give them direction and education. It is a learning process for both sides, with some expertise by the consulting architect at the end of the process.

Schloh, audience speaker - Wants to make sure that the workbook doesn't end up to be like Saratoga, where every house looks like a Saratoga house.

Rice - Historic Preservation Committee needs to look at replacement structures to determine if the structure should be historic in character whether or not the site is in an historic district.

Cowan - Emphasized that the application process needs to be streamlined.

Burch - May need to consider if houses are taken off the Historic Resources Inventory, some of these sites should come to the Historic Preservation Committee to look at the replacement structure.

Cannon - Questioned the Committee on the following:

- What are the Community Expectations?
- For areas outside an historic district, are there architectural styles which need to be addressed?
- What reference materials should be cited in the guidelines? Made as a homework assignment.

The Committee agreed that the Community expectations listed on page 26 of the workbook were correct. A disclaimer should be provided that the list is not complete or an absolute. A map was recommended to illustrate the areas the guidelines were applicable to.

ITEM 3: **ADJOURNMENT**

The meeting was adjourned at 7:30 P.M. to the regular meeting in March.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner

Len Pacheco, Chair

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